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MINUTES

SPECIAL MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, MARCH 22, 2006

The Commission meeting was called to order at 7:00 p.m., with Chair King presiding.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioners Gormley, Kurrasch, Trujillo and Chair King.
Commissioner Tremain arrived at 7:03 p.m.

Absent: None.

2. PUBLIC HEARING

- 2-A. Public Hearing to Consider Public Comments regarding Proposed Changes to the FY2005-2006 Annual Plan and the Proposed FY2006-2007 Annual Plan. Chair King opened the public hearing at 7:02 p.m. by requesting comments on the proposed changes to the current Annual Plan and next year's Annual Plan. Executive Director Pucci explained that in 1998 Congress passed the Quality Housing and Work Responsibility Act which changed the way the Housing Authority operated. It requires all housing authorities have a tenant commissioner on the Board of Commissioners. Currently Michael Torrey is the tenant commissioner. It also required housing authorities to have an annual plan. An annual plan is done every year in addition to a five-year plan. Since 1999, Resident Advisory Committee (RAC) meetings have been held. Members of the RAC are selected tenants of Esperanza and Section 8 voucher holders. RAC meetings are a HUD requirement. At the RAC meetings the Annual Plan is reviewed, input is considered and changes are made to the plan. This is the sixth year of this process and we are establishing a new five year plan. Mr. Pucci introduced Eileen Duffy, Administrative Operations Manager, to explain details of the plan. Ms. Duffy discussed certain details of both plans. Ms. Duffy and Mr. Pucci addressed questions. There being no speakers the Chair closed the public hearing at 7:12 p.m. and called the regular meeting of the Housing Commission to order.

3. CONSENT CALENDAR

Commissioner Kurrasch moved to adopt the Consent Calendar. Commissioner Tremain seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

- *3-A. Minutes of the Housing Commission Regular Meeting held February 15, 2006. Minutes accepted.
- *3-B. Budget Variance Report. This report was accepted.
- *3-C. Converting Units at Parrot Village to Improve Marketability. This report was for information only.

4. AGENDA

- 4-A. Adopting Changes to FY2005-2006 Annual Plan and Adopting the FY2006-2007 Annual Plan. Commissioner Kurrasch moved to recommend:

1. Adopting the revisions to the Annual Plan for the current fiscal year;

2. Adopting the new Annual Plan for the fiscal year beginning July 1, 2006; and
3. Authorizing the Chair to certify, by resolution, that the Housing Commission has approved submission of the Agency Plan to the U.S. Department of Housing and Urban Development.

Commissioner Trujillo seconded. Motion approved unanimously.

- 4-B. Two Year Budget for the Fiscal Years FY2007 and FY2008. Mr. Pucci discussed the details of the budget. Income for the year has gone down slightly due to Parrot Village and Eagle Village Bond Funds. The funds have been spent down to make improvements to complexes, mainly Parrot Village and Eagle Village. We are getting more in Operating Subsidy for Esperanza and Section 8. Admin. Fees went down mainly in the Section 8 Voucher Program because of portability. Portability is when a voucher holder moves to another jurisdiction with their voucher after a year. The jurisdiction the voucher holder moves to receives eighty percent of our Admin Fee, we keep twenty percent. We have oral agreements with other housing authorities to absorb families into their program and we do the same. Mr. Pucci described families moving to Oakland and vice versa. He explained more people are moving to the Alameda County Housing Authority from Alameda and Oakland. The cost to the Housing Authority is \$10K per month. Eventually we would like to have the Alameda County Housing Authority absorb these voucher holders, which would allow us to issue 150 vouchers to families. He stated he hopes to reduce the cost in the future. Voucher holders continue to be absorbed into our program. Mr. Pucci also explained we may get more income for Esperanza and expenses have gone up slightly in Admin, Legal and Sundries Costs. Police Services fees will be increasing. Commissioner Trujillo responded that there seems to be more police activities reported. Mr. Pucci stated the police reports are the same but we have had a substantial amount of service from the Police. Tenant Services went down and Utilities and Maintenance have increased. He continued to discuss changes to the budget. Chair King questioned the Section 8 Voucher Utilities for Water and Sewer. Mr. Pucci explained those charges are for the Housing Authority office building. The most significant increase under General is Employee Benefits due to pension and health plan. Savings came from our mortgage due to refinancing. Mr. Olds, Finance Manager, explained the details of the savings. There will not be any Replacement of Equipment this year. Mr. Pucci stated two numbers have changed; Contract Costs for 2007 have been reduced, and Replacement Equipment has been eliminated from Capital Expenses, resulting in a \$40K savings. Mr. Pucci continued to explain the Fiscal Impact in the report. Mr. Pucci stated he wants to keep a twenty five percent reserve. Esperanza is under-funded, but may get more of a subsidy in the future. He would like to have Esperanza painted. He went on to say there is a large operating reserve for Housing Authority Owned. The operating reserve is unrestricted. He explained Independence Plaza funds and talked about the funding crisis in 2004. The Housing Authority has a surplus in the Section 8 account which can be used in the future. HUD is saying the surplus can be kept and used by the Housing Authority. He went on to say at some point HUD may recapture most of the surplus except for one week of reserves. Chair King questioned the Pre-development/Admin costs. Mr. Pucci explained pre-development means acquiring projects or building projects. The funds are to be used to do studies and currently we are engaging consultants and architects to look at some projects. They will eventually be presented to the Commission. Mr. Pucci stated the deficit for 2008 is projected to be \$95K. Commissioner Kurrasch moved to recommend approval of the proposed budget for FY2007 and FY2008. Commissioner Trujillo seconded. Motion carried 3 – 1.

5. ORAL COMMUNICATIONS

Speaker Michael Torrey discussed a newspaper article on Homeland Security and shooting incident at Esperanza.

6. COMMISSIONER COMMUNICATIONS

Commissioner Gormley discussed the NAHRO Legislative Conference. She completed two parts of a four-part course on commissioner duties and responsibilities.

Commissioner Gormley said she was pleased with the performance of the Alameda Housing Authority. She brought back a packet of information for the Commissioners.

Commissioner Kurrasch discussed the Habitat project on the 600 block of Buena Vista.

Cullen Jones attended representing the RAC.

7. ADJOURNMENT

There being no further discussion, Chair King adjourned the meeting at 7:50 p.m.

Garnetta King, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary